

PLAT OF
A D M I R A L T Y H E I G H T S
GOV'T. LOTS 1 & 2 SEC. 27, TWP. 29 N., R. 2 E. W. M.

SHEET 1 of 2

CONCRETE MONUMENTS

SCALE 1" = 100'
UNPLATTED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Arthur E. Olson and H. Jane Olson his wife, Kermit W. Ellison and Clarita B. Ellison his wife, Ernest A. Manning and Julia D. Manning his wife, Robert Ballinger and Florence Ballinger his wife the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, places and/or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of the streets, places, etc., shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:—

Design and procedure of construction of all structures in this plat to be approved by the grantor or a party or parties designated by him, and will conform to the following: No more than one dwelling to each lot, excepting lots 35 to 40 which may be subdivided, in which case only one dwelling to each 7500 square feet will be allowed, said dwelling to be constructed on a continuous foundation of monolithic, brick, block or stone construction. An approved standard exterior finish to be applied to any building within eighteen months after beginning of construction. Design of dwelling and all accessory buildings to be architecturally designed in harmony with structures on adjacent properties. Each residence in this plat shall be connected to a sewage disposal system of the septic-tank type and of a capacity and design meeting the minimum property requirements as specified by the State Department of Health. The disposal field to be of a design not to permit any overflow or discharge on top of the ground or in open ditches. No lot or tract shall be used for business purposes excepting Lot 40. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than (20) twenty feet to the margin of any street or road. No lot or portion of a lot or tract of this plat shall be divided and sold, or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width at its narrowest part.

In Witness Whereof, we have hereunto set our hands and seal this 6th day of September A.D. 1954

H. Jane Olson
Arthur E. Olson
Robert Ballinger
Florence Ballinger
Ernest A. Manning
Julia D. Manning
Clarita B. Ellison

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Island }

This is to certify that on the 4th day of October A.D. 1954 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared, Arthur E. Olson and H. Jane Olson his wife, Kermit W. Ellison and Clarita B. Ellison his wife,

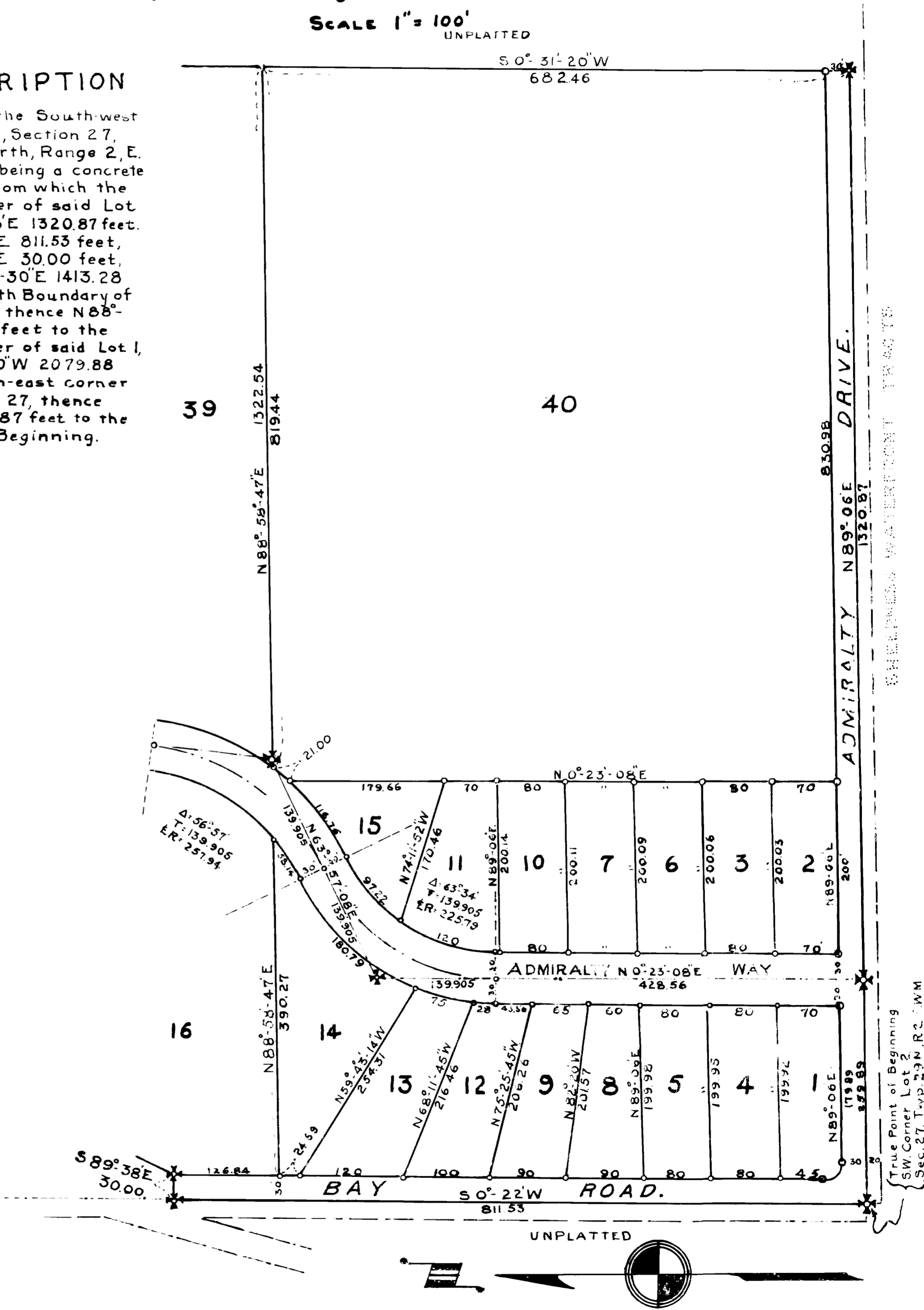
Robert Ballinger and Florence Ballinger his wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

William C. Williams
Notary Public in and for the
State of Washington
Residing at: Everett, Wash.

DESCRIPTION

Beginning at the South-west corner of Lot 2, Section 27, Township 29 North, Range 2, E. W. M., said point being a concrete monument and from which the South-east corner of said Lot 2 bears N 89°-06'E 1320.87 feet.
Thence N 0°-22'E 811.53 feet,
thence S 89°-38'E 30.00 feet,
thence N 25°-39'-30"E 1413.28 feet, to the North Boundary of Lot 1, Section 27, thence N 88°-44'-10"E 692.88 feet to the North-east corner of said Lot 1, thence S 0°-31'-20"W 2079.88 feet, to the South-east corner of Lot 2 Section 27, thence S 89°-06'W 1320.87 feet to the True Point of Beginning.



PLAN HOLD

3997870

Admiralty Heights

HEIGHTS

SHEET 2 of 2

PLAT OF ADMIRALTY GOV'T. LOTS 1 & 2 SEC. 27, TWP. 29N., R. 2E.W.M.

* CONCRETE MONUMENTS

SCALE 1" = 100'

S 0° 31' 20" W

I, Nola C. Howard, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1955.

Nola C. Howard,
County Treasurer

Approved by the Board of County Commissioners this 1st day of NOVEMBER A.D. 1954.

W. Libbey
County Auditor

Paul H. Gullett
Arthur W. Minter
Board of County Commissioners

Approved by me this 1 day of Nov. A.D. 1954.

Frank Hamilton
County Engineer

Filed for record at the request of Kermit W. Ellison on Nov. 1st 1954 at 40 minutes past 2:00 PM and recorded in Volume 5 of plats, page 8, Records of Island County, Washington.

Record Number. 101

W. Libbey
County Auditor

I hereby certify that the plat of Admiralty Heights is based on an actual survey and sub-division of Section 27, Township 29 North, Range 2 E.W.M. That the distances and courses are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground.

Dwight J. Waite
Registered Land Surveyor

We the undersigned do hereby certify that the record title to the lands herein described is vested in Arthur F. Olson, Kermit W. Ellison, Julia Manning, Ernest A. Manning and Robert Ballinger in fee simple. Subject to unpaid local assessments if any, and subject further to the following encumbrances: assessments as granted under instruments filed for record under Island County Auditor's file No's 80436, 91379, 91523 and 94530

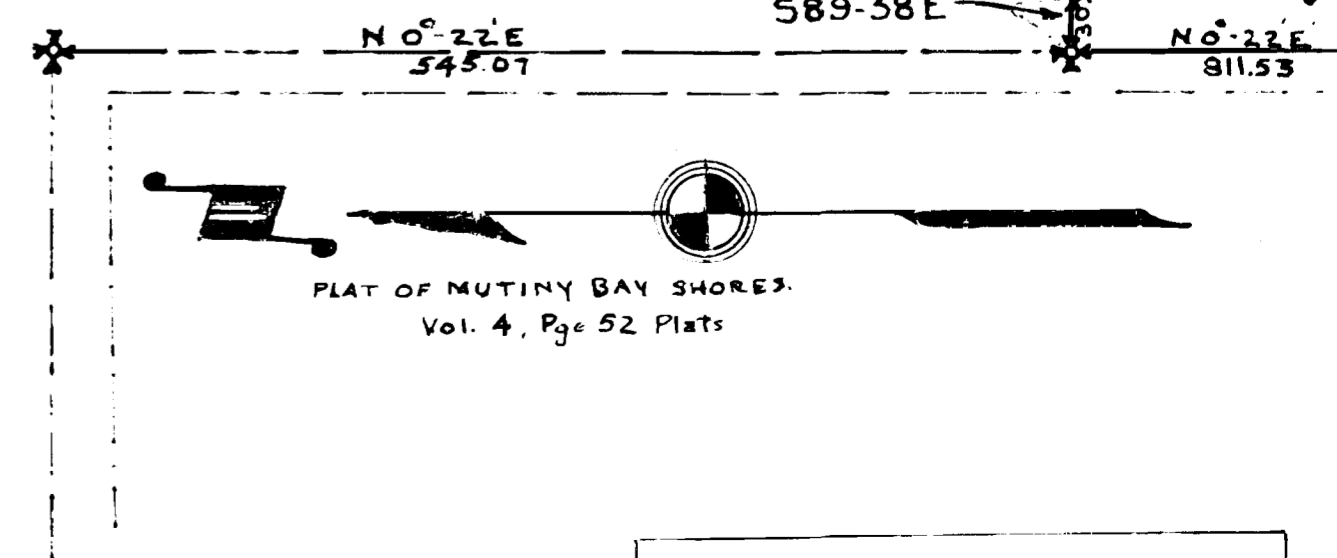
In Testimony whereof the Skagit-Island Counties Abstract Company has caused its corporate name to be hereunto subscribed and its Corporate seal to be affixed this 13th day of September A.D. 1954 at 8:00 o'clock A.M.

By W. H. Kirkfield
Manager

Skagit-Island Counties Abstract Company
SKAGIT-ISLAND COUNTIES TITLE CO.

This is to certify that on the 6th day of September A.D. 1954 before me the undersigned, a Notary Public, in and for the State of Oregon, duly sworn and commissioned, personally appeared Ernest A. Manning and Julia D. Manning his wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein. In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

E. R. Kirkman
Notary Public in and for the State of Oregon
Residing at LaBee, Oregon



ADMIRALTY HEIGHTS Sheet 2